



CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162
e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 108474-114

PROPERTY LOCATION: 4113 NE Burtonwood Court
Vancouver, WA

PETITION: 803

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

| | ASSESSED VALUE | BOARD OF EQUALIZATION (BOE) VALUE |
|-----------------------|-----------------------|--|
| Land | \$ 110,600 | \$ 110,600 |
| Improvements | \$ 132,313 | \$ 132,313 |
| Personal property | | |
| ASSESSED VALUE | \$ 242,913 | BOE VALUE \$ 242,913 |

Date of hearing: July 11, 2019 Recording ID# Sadri

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:

Daniel C. Weaver, Chairman

Lisa Bodner

John Marks

Appellant:

Kim Blake representing Asghar Sadri

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,294 square feet, built in 1976 and is of fair construction quality located on .24 acres.

The appellant stated she found eight comparable sales [#110086-252 sold for \$180,000 in July 2017; #109583-325 sold for \$200,000 in July 2017; #107358-068 sold for \$199,000 in September 2017; #108473-018 sold for \$199,000 in January 2017; #107358-300 sold for \$185,000 in March 2017; #109779-022 sold for \$150,000 in April 2017; #107662-144 sold for \$195,000 in May 2017; and #110086122 sold for \$200,000 in January 2018].

The appellant requested a value of \$196,207.

The assessor provided a list of 178 sales, in the same neighborhood, adjusted only for time, a 2018 property information card and a cover letter recommending no change to the assessed value. Eight sales highlighted on the list ranged in adjusted sale price from \$254,250 to \$311,538.

The assessor's value is consistent with the size and neighborhood of the subject.

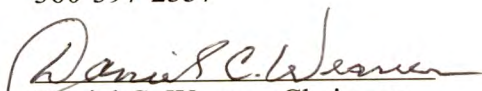
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information provided by the assessor concludes that the appellant has not made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Certified value of the subject property is sustained at \$242,913 as of January 1, 2018.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on July 17, 2019
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337


Daniel C. Weaver, Chairman

NOTE: This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, www.clark.wa.gov/boardofequalization, the assessor's office or the Washington State Board of Tax Appeals.

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 108474-132

PROPERTY LOCATION: 1421 NE 104th Avenue
Vancouver, WA

PETITION: 804

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

| | ASSESSED VALUE | BOARD OF EQUALIZATION (BOE) VALUE |
|-----------------------|-----------------------|--|
| Land | \$ 110,600 | \$ 110,600 |
| Improvements | \$ 151,214 | \$ 132,313 |
| Personal property | | |
| ASSESSED VALUE | \$ 261,814 | BOE VALUE \$ 242,913 |

Date of hearing: July 11, 2019 Recording ID# Sadri

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:

Daniel C. Weaver, Chairman

Lisa Bodner

John Marks

Appellant:

Kim Blake representing Asghar Sadri

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,294 square feet, built in 1976 and is of fair construction quality located on .23 acres.

The appellant stated she found eight comparable sales [#110086-252 sold for \$180,000 in July 2017; #109583-325 sold for \$200,000 in July 2017; #107358-068 sold for \$199,000 in September 2017; #108473-018 sold for \$199,000 in January 2017; #107358-300 sold for \$185,000 in March 2017; #109779-022 sold for \$150,000 in April 2017; #107662-144 sold for \$195,000 in May 2017; and #110086122 sold for \$200,000 in January 2018].

The appellant requested a value of \$212,637.

The assessor provided a list of 178 sales adjusted only for time, a 2018 property information card and a cover letter recommending no change to the assessed value. Eight sales highlighted on the list ranged in adjusted sale price from \$254,250 to \$311,538.

The value of the subject should be consistent with #108474-114 as they are identical homes.

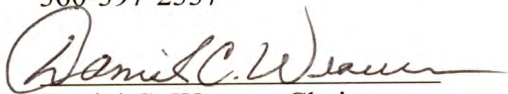
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information provided by the assessor concludes that the appellant has made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Market value of the subject property is set at \$242,913 as of January 1, 2018.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on July 17, 2019
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337


Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 108474-142

PROPERTY LOCATION: 10515 NE 43rd Street
Vancouver, WA

PETITION: 805

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

| | ASSESSED VALUE | BOARD OF EQUALIZATION (BOE) VALUE |
|-----------------------|-----------------------|--|
| Land | \$ 110,600 | \$ 110,600 |
| Improvements | \$ 137,804 | \$ 137,804 |
| Personal property | | |
| ASSESSED VALUE | \$ 248,404 | BOE VALUE \$ 248,404 |

Date of hearing: July 11, 2019 Recording ID# Sadri

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Marks

Appellant:
Kim Blake representing Asghar Sadri

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,368 square feet, built in 1976 and is of fair construction quality located on .24 acres.

The appellant stated she found eight comparable sales [#110086-252 sold for \$180,000 in July 2017; #109583-325 sold for \$200,000 in July 2017; #107358-068 sold for \$199,000 in September 2017; #108473-018 sold for \$199,000 in January 2017; #107358-300 sold for \$185,000 in March 2017; #109779-022 sold for \$150,000 in April 2017; #107662-144 sold for \$195,000 in May 2017; and #110086122 sold for \$200,000 in January 2018].

The appellant requested a value of \$200,958.

The assessor provided a list of 178 sales adjusted only for time, a 2018 property information card and a cover letter recommending no change to the assessed value. Eleven sales highlighted on the list ranged in adjusted sale price from \$247,083 to \$312,673.

The assessor's value is consistent with the size and neighborhood of the subject.

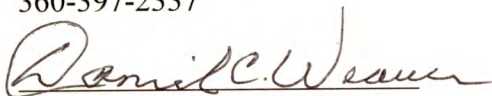
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information provided by the assessor concludes that the appellant has not made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Certified value of the subject property is sustained at \$248,404 as of January 1, 2018.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on July 17, 2019
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337


Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 110175-288

PROPERTY LOCATION: 15018 NE 34th Street
Vancouver, WA

PETITION: 806

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

| | ASSESSED VALUE | BOARD OF EQUALIZATION (BOE) VALUE |
|-----------------------|-----------------------|--|
| Land | \$ 118,125 | \$ 105,000 |
| Improvements | \$ 0 | \$ 0 |
| Personal property | | |
| ASSESSED VALUE | \$ 118,125 | BOE VALUE \$ 105,000 |

Date of hearing: July 11, 2019 Recording ID# Sadri

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Marks

Appellant:
Kim Blake representing Asghar Sadri

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued FACTS AND FINDINGS

The subject property is a ranch style manufactured residence with 1,159 square feet, built in 1992 and is of fair construction quality located on .26 acres.

The appellant stated she found seven comparable sales [#986038-424 sold for \$104,931 in March 2017; #986038-417 sold for \$104,931 in February 2017; #986037-084 sold for \$100,000 in February 2017; #986035-788 sold for \$90,000 in April 2017; #98635-787 sold for \$90,000 in January 2017; #986035-827 sold for \$90,000 in March 2017; and #986035-840 sold for \$90,000 in January 2017].

The appellant requested a value of \$91,125.

The assessor provided a list of 65 sales adjusted only for time and a cover letter recommending no change to the assessed value. The Assessor comparable properties included four sales of property that were the same approximate size as the subject property and are included in the valuation list below.

Comparable appellant sales #986038-424, #986038-417 and assessor comparable sales #65365-000, #148074-000, #986036-348 and #986036-350 support a value of \$105,000.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information provided by the assessor concludes that the appellant has made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Market value of the subject property is set at \$105,000 as of January 1, 2018.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on July 17, 2019
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 110175-284

PROPERTY LOCATION: 15112 NE 34th Street
Vancouver, WA

PETITION: 834

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

| | ASSESSED VALUE | BOARD OF EQUALIZATION (BOE) VALUE |
|-----------------------|-----------------------|--|
| Land | \$ 118,125 | \$ 105,000 |
| Improvements | \$ 0 | \$ 0 |
| Personal property | | |
| ASSESSED VALUE | \$ 118,125 | BOE VALUE \$ 105,000 |

Date of hearing: July 11, 2019 Recording ID# Sadri

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:

Daniel C. Weaver, Chairman

Lisa Bodner

John Marks

Appellant:

Kim Blake representing Asghar Sadri

Assessor:

None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued FACTS AND FINDINGS

The subject property is a ranch style manufactured residence with 1,433 square feet, built in 1992 and is of fair construction quality located on .27 acres.

The appellant stated she found seven comparable sales [#986038-424 sold for \$104,931 in March 2017; #986038-417 sold for \$104,931 in February 2017; #986037-084 sold for \$100,000 in February 2017; #986035-788 sold for \$90,000 in April 2017; #98635-787 sold for \$90,000 in January 2017; #986035-827 sold for \$90,000 in March 2017; and #986035-840 sold for \$90,000 in January 2017].

The appellant requested a value of \$91,125.

The assessor provided a list of 65 sales adjusted only for time and a cover letter recommending no change to the assessed value. The Assessor comparable properties included four sales of property that were the same approximate size as the subject property and are included in the valuation list below.

Comparable appellant sales #986038-424, #986038-417 and assessor comparable sales #65365-000, #148074-000, #986036-348 and #986036-350 support a value of \$105,000.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information provided by the assessor concludes that the appellant has made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Market value of the subject property is set at \$105,000 as of January 1, 2018.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on July 17, 2019
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337


Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 110175-286

PROPERTY LOCATION: 15100 NE 34th Street
Vancouver, WA

PETITION: 835

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

| | ASSESSED VALUE | BOARD OF EQUALIZATION (BOE) VALUE |
|-----------------------|-----------------------|--|
| Land | \$ 118,125 | \$ 105,000 |
| Improvements | \$ 0 | \$ 0 |
| Personal property | | |
| ASSESSED VALUE | \$ 118,125 | BOE VALUE \$ 105,000 |

Date of hearing: July 11, 2019 Recording ID# Sadri

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Marks

Appellant:
Kim Blake representing Asghar Sadri

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style manufactured residence with 1,316 square feet, built in 1993 and is of fair construction quality located on .27 acres.

The appellant stated she found seven comparable sales [#986038-424 sold for \$104,931 in March 2017; #986038-417 sold for \$104,931 in February 2017; #986037-084 sold for \$100,000 in February 2017; #986035-788 sold for \$90,000 in April 2017; #98635-787 sold for \$90,000 in January 2017; #986035-827 sold for \$90,000 in March 2017; and #986035-840 sold for \$90,000 in January 2017].

The appellant requested a value of \$91,125.

The assessor provided a list of 65 sales adjusted only for time and a cover letter recommending no change to the assessed value. The Assessor comparable properties included four sales of property that were the same approximate size as the subject property and are included in the valuation list below.

Comparable appellant sales #986038-424, #986038-417 and assessor comparable sales #65365-000, #148074-000, #986036-348 and #986036-350 support a value of \$105,000.

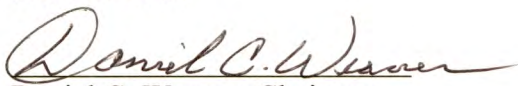
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information provided by the assessor concludes that the appellant has made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Market value of the subject property is set at \$105,000 as of January 1, 2018.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on July 17, 2019
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 166685-005

PROPERTY LOCATION: 1806 SE Lieser Point Road
Vancouver, WA

PETITION: 809

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

| | ASSESSED VALUE | BOARD OF EQUALIZATION (BOE) VALUE |
|-----------------------|-----------------------|--|
| Land | \$ 291,131 | \$ 291,131 |
| Improvements | \$ 980,917 | \$ 980,917 |
| Personal property | | |
| ASSESSED VALUE | \$ 1,272,048 | BOE VALUE \$ 1,272,048 |

Date of hearing: July 11, 2019 Recording ID# Sadri

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Marks

Appellant:
Kim Blake representing Asghar Sadri

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a two story residence with 4,584 square feet, built in 2007 and is of very good plus construction quality located on .3 acres.

The appellant stated she found four comparable sales [#167073-008 sold for \$1,150,000 in December 2017; #166789-000 sold for \$2,100,000 in August 2017; #114784-730 sold for \$2,240,000 in November 2017; and #114784-734 sold for \$2,650,000 in October 2017].

The appellant requested a value of \$1,135,424.

The assessor provided no information. The appellant requested the information used by the assessor to establish value but it was never supplied.

The appellant's comparable sales indicate a higher value.


DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the lack of information provided by the assessor concludes that the appellant has not made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Certified value of the subject property is sustained at \$1,272,048 as of January 1, 2018.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on July 17, 2019
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337


Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 167085-000

PROPERTY LOCATION: #185 John Stanger DLC on the Columbia River
Vancouver, WA

PETITION: 810

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

| | ASSESSED VALUE | BOARD OF EQUALIZATION (BOE) VALUE |
|-----------------------|-----------------------|--|
| Land | \$ 43,667 | \$ 35,215 |
| Improvements | \$ 0 | \$ 0 |
| Personal property | | |
| ASSESSED VALUE | \$ 43,667 | BOE VALUE \$ 35,215 |

Date of hearing: July 11, 2019 Recording ID# Sadri

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Marks

Appellant:
Kim Blake representing Asghar Sadri

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a .27 acre parcel of land.

The appellant stated that two parcels, #167085-000 and #167086-000 were appealed last year and the argument is still the same. There is no access to either property and they are adjacent to each other. Part of the land is under water, the railroad is North and the slope is 25%. They are unbuildable. The appellant requested a value of \$0.

The assessor provided no information. The appellant requested the information used by the assessor to establish value but it was never supplied.

The properties are mostly underwater and not buildable. Freezing the value at the 2016 and 2017 value of \$35,215 and \$61,604 respectively is supported. This parcel was purchased in 1996 for \$21,000.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the lack of information provided by the assessor concludes that the appellant has made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Market value of the subject property is set at \$35,215 as of January 1, 2018.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on July 17, 2019
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 167086-000

PROPERTY LOCATION: #186 John Stanger DLC on the Columbia River
Vancouver, WA

PETITION: 811

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

| | ASSESSED VALUE | BOARD OF EQUALIZATION (BOE) VALUE |
|-----------------------|------------------|--------------------------------------|
| Land | \$ 76,389 | \$ 61,604 |
| Improvements | \$ 0 | \$ 0 |
| Personal property | | |
| ASSESSED VALUE | \$ 76,389 | BOE VALUE \$ 61,604 |

Date of hearing: July 11, 2019 Recording ID# Sadri

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Marks

Appellant:
Kim Blake representing Asghar Sadri

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a .64 acre parcel of land.

The appellant stated that two parcels, #167085-000 and #167086-000 were appealed last year and the argument is still the same. There is no access to either property and they are adjacent to each other. Part of the land is under water, the railroad is North and the slope is 25%. They are unbuildable.

The appellant requested a value of \$0.

The assessor provided no information. The appellant requested the information used by the assessor to establish value but it was never supplied.

The properties are mostly underwater and not buildable. Freezing the value at the 2016 and 2017 value of \$35,215 and \$61,604 respectively is supported. This parcel was purchased in 1997 for \$33,000.

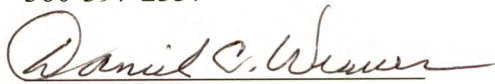
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the lack of information provided by the assessor concludes that the appellant has made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Market value of the subject property is set at \$61,604 as of January 1, 2018.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on July 17, 2019
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337


Daniel C. Weaver, Chairman

NOTE: This order may be appealed to the State Board of Tax Appeals by filing a Notice of Appeal form BTA100 at PO Box 40915, Olympia, WA 98504-0915 within 30 days of mailing of this order. Forms are available either from, the Board of Equalization, www.clark.wa.gov/boardofequalization, the assessor's office or the Washington State Board of Tax Appeals.

To request this form for the visually impaired or in a language other than English call 360-753-3217.



CLARK COUNTY BOARD OF EQUALIZATION

P.O. Box 5000, Vancouver, Washington 98666-5000 Telephone 360-397-2337, Fax: 360-397-6162
e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R TRUSTEE

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 110175-106

PROPERTY LOCATION: 3600 NE 150th Avenue
Vancouver, WA

PETITION: 833

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

| | ASSESSED VALUE | BOARD OF EQUALIZATION (BOE) VALUE |
|-----------------------|-----------------------|--|
| Land | \$ 118,125 | \$ 118,125 |
| Improvements | \$ 148,106 | \$ 148,106 |
| Personal property | | |
| ASSESSED VALUE | \$ 266,231 | BOE VALUE \$ 266,231 |

Date of hearing: July 11, 2019 Recording ID# Sadri

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Marks

Appellant:
Kim Blake representing Asghar Sadri

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style residence with 1,316 square feet, built in 1976 and is of fair construction quality located on .176 acres.

The appellant stated she found eight comparable sales [#110086-252 sold for \$180,000 in July 2017; #109583-325 sold for \$200,000 in July 2017; #107358-068 sold for \$199,000 in September 2017; #108473-018 sold for \$199,000 in January 2017; #107358-300 sold for \$185,000 in March 2017; #109779-022 sold for \$150,000 in April 2017; #107662-144 sold for \$195,000 in May 2017; and #110086122 sold for \$200,000 in January 2018].

The appellant requested a value of \$222,348.

The assessor provided a list of 270 sales adjusted only for time and a cover letter recommending no change to the assessed value. Eight sales were highlighted on the list ranging in adjusted sale price from \$233,275 to \$309,623.

The assessor's comparable sales are consistent in size and neighborhood as the subject.


DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information provided by the assessor concludes that the appellant has not made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Certified value of the subject property is sustained at \$266,231 as of January 1, 2018.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on July 17, 2019
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337


Daniel C. Weaver, Chairman

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CLARK COUNTY BOARD OF EQUALIZATION

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e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, JAMES & SADRI, BANU

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 110185-676

PROPERTY LOCATION: 1411 NE 143rd Avenue
Vancouver, WA

PETITION: 836

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

| | ASSESSED VALUE | BOARD OF EQUALIZATION (BOE) VALUE |
|-----------------------|-----------------------|--|
| Land | \$ 111,800 | \$ 111,800 |
| Improvements | \$ 168,334 | \$ 168,334 |
| Personal property | | |
| ASSESSED VALUE | \$ 280,134 | BOE VALUE \$ 280,134 |

Date of hearing: July 11, 2019 Recording ID# Sadri

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Marks

Appellant:
Kim Blake representing Asghar Sadri

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a ranch style duplex residence with 792 square feet on both sides, built in 1979 and is of fair construction quality located on .23 acres.

The appellant stated when she researched comparable properties it was decided there is no argument for this property.

The appellant requested a value of \$250,622.

The assessor provided a list of five sales adjusted only for time, a 2018 property information card and a cover letter recommending no change to the assessed value.

The appellant had no argument.

DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the information provided by the assessor concludes that the appellant has not made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Certified value of the subject property is sustained at \$280,134 as of January 1, 2018.

This order is submitted into the record of the Clark County Washington Board of Equalization:

Mailed on July 17, 2019
The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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CLARK COUNTY BOARD OF EQUALIZATION

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e-mail: BOE@clark.wa.gov

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

PROPERTY OWNER: SADRI, ASGHAR R & CANO, ROBERT TRUSTEES

Asghar Sadri
203 East Reserve Street
Vancouver, WA 98661

ACCOUNT NUMBER: 127726-000

PROPERTY LOCATION: 1636 NE Astor Court
Camas, WA

PETITION: 837

ASSESSMENT YEAR: Valued January 1, 2018 **TAXES PAYABLE IN:** 2019

The Board of Equalization for Clark County Washington was duly convened on September 24, 2018 and hereby orders the property listed above be placed on the Assessment Roll for Clark County Washington as follows:

| | ASSESSED VALUE | BOARD OF EQUALIZATION (BOE) VALUE |
|-----------------------|-----------------------|--|
| Land | \$ 89,357 | \$ 68,555 |
| Improvements | \$ 0 | \$ 0 |
| Personal property | | |
| ASSESSED VALUE | \$ 89,357 | BOE VALUE \$ 68,555 |

Date of hearing: July 11, 2019 Recording ID# Sadri

Hearing Location: Board of Equalization Hearing Room
1300 Franklin Street, Suite 650
Vancouver, WA 98666

Attendees:

Board of Equalization Members:
Daniel C. Weaver, Chairman
Lisa Bodner
John Marks

Appellant:
Kim Blake representing Asghar Sadri

Assessor:
None

ORDER OF THE CLARK COUNTY BOARD OF EQUALIZATION

Continued

FACTS AND FINDINGS

The subject property is a 2.81 acre parcel of property.

The appellant stated this property has areas of landslide hazards, older landslide debris and a slope of great than 15% making any development and sale difficult if not impossible.

The appellant requested a value of \$68,555.

The assessor provided no information. The appellant requested the information used by the assessor to establish value but it was never supplied.

Freeze the value at last years' value of \$68,555 because the property is not salable in light of the hazards involved.

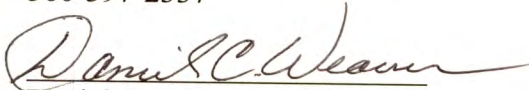
DECISION

The Board, after carefully reviewing the information and testimony provided by the appellant and the lack of information provided by the assessor concludes that the appellant has made an argument sufficiently clear, cogent and convincing to overcome the assessor's presumption of correctness.

Market value of the subject property is set at \$68,555 as of January 1, 2018.

This order is submitted into the record of the Clark County Washington Board of Equalization:

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The Board of Equalization
1300 Franklin Street, Suite 650
Vancouver, WA 98666-5000
360-397-2337



Daniel C. Weaver, Chairman

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